

Planning & Zoning

Planning/Zoning Administrator
Catherine Kahl

Administrative Assistant
Sandra Everson-Jones

P.O. Box 110
Cumberland, Virginia 23040
(804) 492-3520 Phone
(804) 492-3697 Fax

ckahl@cumberlandcounty.virginia.gov

Sever Jones@cumbe

www.cumberlandcounty.virginia.gov

County Administrator
Judy O. Hollifield

Assistant Administrator
Sherry Swinson

County Attorney
Darvin E. Satterwhite

**MINUTES OF THE
CUMBERLAND COUNTY PLANNING COMMISSION
Workshop
Regular Meeting
Cumberland County Courthouse
Cumberland, Virginia
June 19, 2006, 7:00 P.M.**

Present: Patrick Smook, District 1
Keith Oulie, District 2
Bill Burger, Vice-Chair, District 3
David Brown, District 4
Roland Gilliam, District 5
Irene Speas, At-Large
Parker Wheeler, Chairman, At-Large
Bill Osl, PC/BOS Liaison

Also Present: Van Petty, BOS, District 3
Howard Estes, County Attorney
Catherine Kahl, Clerk of the Commission
Sandra Everson-Jones, Assistant Zoning Administrator

Press: Bill Smith, Cumberland Bulletin
Jason Norton, Farmville Herald

The meeting was called to order, the roll called, and a quorum established.

The minutes of May 15th were not available; the minutes of May 22-23rd, and June 16th were accepted as submitted in a motion by Commissioner Gilliam, seconded by Commissioner Brown, and unanimously approved by the Commissioners.

Under Public Comments, Kay Hooven asked that she be allowed to make her comments and ask questions about the citizen survey after it had been presented and discussed by the Commission. Commissioner Oulie asked that Mrs. Hooven be allowed to do this, and the Commissioners agreed.

Todd Fortune addressed the Commission on the draft results of the completed survey. He stated that the summary needed to be compared to the Comprehensive Plan to see where the survey impacts it. He stated that pages 11-12 of the Draft Results were long comments and left to stand alone. Out of approximately 1000 phone numbers provided, there were 181 respondents to the survey. Out of these, 31 mentioned the landfill, and of these 15 were specifically against it. (See Draft Report presented at the meeting for complete results.) Commissioner Gilliam asked how accurate the results were. Todd stated that there was roughly a 7%+/- margin of error. Commissioner Speas stated she appreciated Todd's work on this process.

Commissioner Burger asked Todd to compile a report that correlated responses to the demographic portion of the survey. Todd agreed and will have this as a separate report at the scheduled July 17 PC meeting.

Ms. Kahl stated this was good information for dealing with land use and asked how we can use and incorporate ideas from the survey into the Land Use Plan and share with the Board. Chairman Wheeler stated that he was not sure that all questions were understood and thought many people do not know what the PC does. Commissioner Burger stated he believed people understood clearly what they were asked and their responses to him supported his belief.

Mr. Osl stated we had received no shocking information in the results of this survey, and were already heading in the direction results showed we should go. He did question how to accommodate the results that stated people wanted business land restrictions, but more jobs in the county. We cannot provide jobs without adding businesses, and giving them some incentives to come here. He also asked that the PC share the survey results with as many groups as possible (BOS, library, businesses, Keith White - CC Director of Recreation, local rescue squads and fire departments). He stated we need more education on planning issues, etc. He also stated he liked the suggestion for youth programs. He also asked where the PC is going with this information. Is the survey in sync with where we are going in the Land Use Plan, and with the Comprehensive Plan goals and Objectives? He also asked that the PC consider doing a post-mortem on the survey instrument to determine what needs to be refined for future use to compare results with current information.

The Public Hearing was again opened, and Kay Hooven asked for clarification of several issues in the report. She specifically asked about the 31 responses regarding the landfill, and stressed that 15 were against it. She asked that the PC think long and hard before rezoning for the landfill.

The Public Hearing was closed.

The Land Use Plan was then discussed, with emphasis on prioritizing the generation of a map with an Entrance Corridor Overlay District, covering Highway 60 from Powhatan to Buckingham. Ms. Kahl stated she had received an email from Judy Ownby requesting the PC move forward with an Entrance Corridor Overlay District focusing on the Court House area. Ms. Kahl suggested that the entire code for this area does not have to be in place for the mapping to happen, just the framework of what is expected. This would include the three (3) growth areas of Farmville, Cartersville, and the Court House areas, the overlay for the entrance corridor on Highway 60, the Industrial Overlay, and the Historic Overlay. These could be in the form of a set of standards in a pamphlet for distribution. The historic overview standards could be determined on a case-by-case basis through an application to the PC. The grant money just received states the architectural portion of the grant needs to be completed by June 2007. This can also be incorporated into proffers. The immediate issues to be resolved are the Entrance Corridor Overlay district and Land Use Map and Plan

Mr. Osl stated the latest building report showed an increase of 20% in new homes over 2005. The water system is bringing in inquiries about PUDS and commercial development in the Court House area. Mr. Osl suggested the PC push the Land Use dates forward. Chairman Wheeler said he doesn't want to go so fast that the PC misses something they need to see. Mr. Osl responded, "You won't.

There was mention of a Code Assessment Report and the need to get a copy to the PC for review prior to Land Use meetings.

Mr. Osl and Mr. Petty commented on the urgency of completing the Land Use Plan. There have been several calls to establish businesses in the Court House area, and there is a need to be proactive rather than reactive in dealing with these issues. They stated again that the priority needs to be on land use and the entrance corridor overlay. Mr. Osl stated Ms. Swinson, Director of Economic Development, was also receiving many calls about development in the Court House area. Mr. Osl brought up the R2-5 zoning, and there was more discussion by the Commission around many of these concepts in determining how the land is to be used. Mr. Osl stated some on the Board found R2-5 to be anti-business. Copies of the BOS comments regarding the R2-5 zoning were requested to be made available to Commissioners.

Mr. Estes, of Woods Rogers (as Cumberland County Attorney), stated rezoning should not occur before the Comprehensive Plan Land Use Map was completed. If we do rezoning before this is accomplished, we will be open to many legal challenges. Land use mapping is the first piece to put in place and all else will naturally follow.

Mr. Petty stated he had been stopped by a surveyor in Farmville and told that Cumberland County was restrictive and had a very cumbersome process for plat approval. Chairman Wheeler stated that if we were ahead of the curve in the processes we used, everyone would just have to "catch up" with us. If we were getting the job done correctly, we did not need to change our practices.

Mr. Osl stated there is a "ton" of work ahead of the PC to accomplish, and only 1.5 years left in the terms of the current Board to work with the PC to complete plans in process. He asked what the BOS, Ms. Kahl, and Mr. Estes might do to help expedite matters to completion. He also brought up the use of subcommittees to aid the Commission in accomplishing more.

Chairman Wheeler stated that subcommittees had been discontinued because it slowed things down rather than speeded them up, because of the meeting and reporting issues.

Commissioner Burger stated in order to meet imposed deadlines, the PC would need to hold more workshops.

Ms. Kahl stated she would think about matters and make a recommendation. Mr. Estes stated he would also give thought to the current structure used for what the PC has before it.

The next item on the agenda was the day trip to the Brunswick Landfill. The PC met with the landfill engineering firm, the landfill manager, and the inspector for the county. All Commissioners stated they were impressed in varying degrees with the cleanliness of the grounds, the lack of noise, the lack of definite smells, the professionalism of the inspector and the manager, and the smoothness of the operation. Questions of leakage and water contamination were discussed with the engineers. They collect ground water samples as a baseline and provide ongoing testing. They viewed the closing off of a filled cell, and a new cell being set up for use. They viewed the means of controlling gas release, the trucks coming in and out, the use of washing facilities and a wheel wash for trucks leaving the site.

The county inspector stated the company listens to her reports and immediately addresses her complaints. Brunswick has personnel to clean debris and perform upkeep on the grounds. She also stated the company purchases equipment and materials locally (\$800,000 per year on rock alone) whenever possible, rather than hauling from out of town or state. Part of the Brunswick facility site is planted in soy beans, and part in hay for a horse farm. All PC members stated they were especially impressed by the lack of smell unless directly on top of the mound, and even then it was not overwhelming. There was discussion about the capacity for removing fill from existing landfills after a period of time had elapsed, and reusing the cells. There was also no report of excessive bird sightings associated with the events of the day.

There being no Commissioner Comments, Commissioner Burger made a motion to adjourn to a Workshop meeting on Land Use Mapping on July 10th. This was seconded by Commissioner Brown, and unanimously approved.

Attested:

Parker Wheeler, Planning Commission Chair

Date

Catherine Kahl, Clerk of the Commission

Date